Karen Johnson
Batch # 1110880
03/13/2024 02:57:26 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240313-0017498

This instrument prepared by Whitworth Law Firm
116 East Main Street, P. O. Box 208, Camden, Tennessee 38320

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That we, BRUCE PEERY and JASON EPLEY, as the sole partners of Conveyance Properties, a Tennessee general partnership, for and in consideration of the sum of TEN AND NO/100---------($10.00)--------DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby transfer, convey and quitclaim a one-half undivided interest unto JASON EPLEY and a one-half undivided interest unto BRUCE PEERY, their heirs and assigns, the following described property located in Davidson County, Tennessee, and more particularly described as follows:

TAX MAP and PARCEL 091-090-050.00
TAX ASSESSOR'S OFFICE DAVIDSON COUNTY, TENNESSEE
(6215 ROBERTSON AVENUE, NASHVILLE, TENNESSEE)

BEING a tract or parcel of land lying and being situate in Davidson County, Tennessee, being more particularly described as follows:

Tract 1: Lot 2 on the Map of the Division of the westerly 200 feet of the east one-half of Lot Number 1 on the Map of B.F. Cockrill Farm, as of record in Book 332, Page 58, in the Register's Office of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the south margin of Robertson Avenue at the corner of Lots 1 and 2, being an iron pin which is 177.5 feet West of the west margin of Nail Avenue; thence with the line between Lots 1 and 2, Southerly 325 feet to an iron pin; thence Westerly 57.5 feet to an iron pin at the corner of Lots 2 and 3; thence with the line between said lots, Northerly 325 feet to an iron pin in the south margin of Robertson Avenue; thence with the margin of the same Easterly 57.5 feet to the BEGINNING.

ABOVE DESCRIPTION COPIED FROM A PRIOR INSTRUMENT OF RECORD.

This being the same property conveyed to Conveyance Properties, a Tennessee general partnership composed of Jason Epley and Bruce Peery, by virtue of a Quitclaim Deed dated November 4, 2011, from Bruce Peery, III, as appears of record as Instrument #20111110-0088094, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name on this the 13 day of March, 2024.

Conveyance Properties

By: _____
BRUCE PEERY, Partner

By: _____
JASON EPLEY, Partner

STATE OF TENNESSEE

COUNTY OF Dickson

Personally, appeared before me, the undersigned, a Notary Public in and for said state and county, the within named BRUCE PEERY, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at office in Dickson, Tennessee, this the 13 day of March 2024.

_____
NOTARY PUBLIC

My Commission Expires: 12.27.2025

D.E. HOPE HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

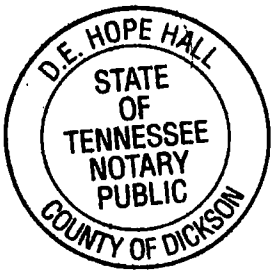
STATE OF TENNESSEE

COUNTY OF Dickson

Personally, appeared before me, the undersigned, a Notary Public in and for said state and county, the within named JASON EPLEY, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at office in Dickson, Tennessee, this the 13 day of March 2024.

D.E. Hope Hall
NOTARY PUBLIC



(Statement required by Chapter 178, Public Acts of 1967 as amended)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby swears or affirms that the actual consideration for this transfer is $0.

AFFIANT

Sworn to and subscribed before me,

this the 13 day of March 2024.

D.E. Hope Hall

NOTARY PUBLIC

D.E. HOPE HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

NEW OWNER AND SEND TAX STATEMENT TO:

JASON EPLEY and BRUCE PEERY

522 RIDGEMONT DR

DICKSON, TN 37055

#23-11451